



2020-007595

Klamath County, Oregon

06/22/2020 01:22:15 PM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Richard Martin and Tamra Martin

19300 SE Arletha Ct

Sandy, OR 97055

Until a change is requested all tax statements shall be sent to the following address:

Richard Martin and Tamra Martin

19300 SE Arletha Ct

Sandy, OR 97055

File No. 374255AM

STATUTORY WARRANTY DEED

**Kyle C. Crane and Karra K. Crane,
as Tenants by the Entirety ,**

Grantor(s), hereby convey and warrant to

Richard Martin and Tamra Martin, as Tenants by the Entirety,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

West half of the Southeast quarter of the Southeast quarter of the Northwest quarter of Section 13, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM all that portion lying within Fred Mahn Road, a public road right of way by Resolution No. 110 and recorded March 4, 1985 in Volume M85, page 3201 and as stated therein conveyed to Klamath County by Claude E. Crane and Gwendolyn H. Crane, et. al.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

2309-01300-01200 126866

The true and actual consideration for this conveyance is \$81,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:



BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 19th day of June, 2020

Kyle C. Crane
Kyle C. Crane

Karra K. Crane
Karra K. Crane

State of Oregon } ss
County of Douglas }

On this 19 day of June, 2020, before me, Brittany Ramos a Notary Public in and for said state, personally appeared Kyle C. Crane and Karra K. Crane, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Brittany Ramos
Notary Public for the State of Oregon

Residing at: Roseburg

Commission Expires: June 20, 2023

